



Ash Close, Yaxley Peterborough PE7 3FD



welcome to

Ash Close, Yaxley Peterborough

An exceptionally well presented family home which is set in a pleasant location on this well regarded estate. This home offers well proportioned accommodation with benefits to include a downstairs wc, ensuite to master bedroom and a partly converted garage which now offers an additional family room / home office- ideal for those working from home.



Entrance Hall

Stairs to first floor with custom understairs storage, radiator.

Lounge

18' 5" x 10' 3" (5.61m x 3.12m)

Double glazed window to the front & french doors to the rear, radiator.

Kitchen Diner

18' 4" x 9' 4" plus recess (5.59m x 2.84m plus recess)

Double glazed windows to the front, rear & side. Sink drainer set into work surface, further work surfaces with cupboards & drawers below & range of wall mounted storage cupboards. Fitted electric oven & hob, dishwasher & fridge freezer, pantry cupboard, peninsula unit.

Utility Room

5' 2" x 6' 1" (1.57m x 1.85m)

Half glazed door to the rear, work surface with plumbing for washing machine below, radiator, wall mounted central heating boiler.

Downstairs Wc

Close coupled wc, hand wash basin, radiator.

First Floor Landing

Double glazed window to the rear, radiator, access to the loft.

Bedroom 1

18' 5" x 10' 5" max (5.61m x 3.17m max)

Double glazed windows to the front & rear, radiator, range of fitted wardrobes.

Ensuite

Frosted double glazed window to the front, radiator, close coupled wc, hand wash basin, shower cubicle.

Bedroom 2

10' 7" x 8' 6" (3.23m x 2.59m)

Double glazed window to to the front, radiator.

Bedroom 3

9' 2" x 7' 6" inc bed unit. (2.79m x 2.29m inc bed unit.)

Double glazed window to the rear, fixed bed unit, radiator.

Shower Room

Frosted double glazed window to the front, close coupled wc, hand wash basin, contemporary wet room style shower.

Outside The Property

The frontage is laid to low maintenance granite chippings to provide additional parking and the driveway is laid to the same, leading to the part converted garage. The remaining garage measures approx. 10ft 6in min x 8ft 7in. The rear part of the garage has been converted to a family room / office with dimensions of 10ft 9in x 10ft 9in with double glazed window to the side and a side courtesy door, laminate flooring & power points.

The rear garden offer a a paved patio area along with an area for a hot tub & the garden is laid to lawn, enclosed by fencing.



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Ash Close, Yaxley Peterborough

- entrance hall, lounge
- kitchen diner, downstairs wc
- three bedrooms, ensuite to master, shower room
- family room / home office
- council tax band D

Tenure: Freehold EPC Rating: B

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108460 - 0004

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